Karen Johnson Davidson County
Batch# 1041161 DEEDQC
08/22/2023 12 16 30 PM 3 pgs
Fees: $17 00 Taxes $0 00
20230822-0065543

This Instrument Was Prepared By
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Frank Neil Shope, Affiant

Subscribed and sworn to before me this 7th day of August, 2023.

Notary Public
My Commission Expires: 3-3-2026

CASEY W. RIGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 03, 2026

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Frank Neil Shope, Trustee 8677 Haselton Road Nashville, TN 37221	Same	Map 155 Parcel 123

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Frank N. Shope and Robin L. Shope**, the "**Grantors**", husband and wife, do hereby convey and quitclaim unto **Frank Neil Shope and Robin L. Shope, Co-Trustees of the Frank Neil Shope and Robin L. Shope Community Property Trust dated April 19, 2023**, the "**Grantee**", all of Grantors' interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 7 day of August, 2023.

Frank N. Shope

Robin L. Shope

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Casey Riggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Frank N. Shope and Robin L. Shope, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of August, 2023.

Notary Public: _____

My Commission Expires: 3-3-2026

CASEY W. RIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2026

EXHIBIT A

A tract of land in Metropolitan Nashville-Davidson County, Tennessee, being parcel 123 on Tax Map 155. Located on the easterly side of Highway 100, approximately opposite of Collins Road and being more particularly described as follows:

Beginning at an iron rod set an the southeasterly Right-of-Way (as widened) of Highway 100, said iron rod being South 52 degrees 44 minutes 04 seconds East, 17.16 feet from an existing iron rod at the northwesterly corner of lot No. 1 of the Subdivision Plat of Trace Creek Center of Pasquo as of record in Book 11190, Page 38, Register's Office for Davidson County, (R.O.D.C.) Tennessee; thence,

1) With the southerly line of said Lot No. 1, South 52 degrees 44 minutes 04 seconds East, 369.27 feet to an existing 7/8" angle iron, said angle iron being a corner of said Lot 1; thence,

2.) Continuing with the southwesterly line of said lot No. 1, South 36 degrees 58 minutes 30 seconds West, 79.61 feet to an existing iron pin, said iron pin being a corner of said Lot No. 1 and also a corner of Parcel 121, Map 155 owned by Mary E. Johnson as of record in Book 6934, Page 734, R.O.D.C., Tennessee; thence,

3.) With the northerly line of said Johnson property South 37 degrees 07 minutes 29 seconds West, 80.35 feet to an existing iron pin, said iron pin being a corner of said Johnson property; thence,

4.) Continuing with the north line of Johnson North 52 degrees 44 minutes 04 seconds West, 414.62 feet to a iron rod set on the southeasterly R.O.W. Line of highway 100 (as widened), said iron rod being the northwesterly corner of said Johnson property; thence,

5.) With the southeasterly R.O.W. Line of Highway 100 (as widened) being 50' feet south of and parallel to the relocated center line and also being the easterly line of a tract conveyed to the State of Tennessee from Lillian McQuiddy Stephens by R O.W. Deed of Record in Book 2704, Page 383, R.O.D.C., Tennessee, with a curve to the right (radius 1107.02) northeasterly a distance of 156.25 feet to the Point of Beginning and having a chord bearing and distance of North 52 degrees 53 minutes 46 seconds East, 166.098 feet and containing 63,039 Square Feet or 1,447 Acres, more or less.

Being the same property conveyed to Frank N. Shope and Robin L. Shope by deed from J. Gregory Hardeman, Trustee of the William E. Stephens, Jr. Charitable Remainder Trust dated December 16, 1997, of record in Instrument No. 20031112-0165776 dated November 12, 2003, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 8203 Highway 100, Nashville, Tennessee 37221